

32 Ryland Road NW5 3EH.

### Design and Access statement in support of a full Planning Application.

The applicant is proposing a single storey rear infill extension, together with deconversion of the property from two flats back into the original layout as a single family house.

### Locality

32 Ryland Road NW5 3EH is located within the Inkerman Road conservation area on the western side of Ryland Road.

The property is a terraced two storey building with an existing loft conversion. The property dates from the Victorian period. London yellow stock bricks with timber sash windows. Slate pitched roof, front to back, with a mono pitched slate roof over the two storey back addition pitched from the party wall with number 31. On the ground floor the back addition projects further with a mono pitched slate roof pitched towards a small rear garden. Plain brickwork to the rear, the front elevation benefits from attractive decorative stone coursing details, decorative brick arches and nicely proportioned windows and a bay window to the ground floor. The outlook to the rear of the property is dominated by a large five storey former victorian industrial building which covers a large proportion of the sky and cuts the sun out from early to mid afternoon.

The current property is laid out as two flats, one ground floor flat and then one maisonette on the upper two floors.

### The use.

This application seeks a change of use from one flat and one maisonette, into a single family dwelling house. From two reasonable sized flats to the creation of a very good family sized house. This is inline with Camdens policy of two for one.

### Access and Life time homes.

The deconversion process removes ground floor partitions and opens up the living area which will positively improve access. The existing staircase would be made slightly wider which would enable a stairlift to be fitted if ever needed. A ground floor WC is to be retained. The result of the works would be a reasonable and practicable improvement to the current situation and definitely not made any worse. All new switches and sockets that result from the new building works will confirm to lifetime homes guidance along with building control legislation.

### The extension

The rear side infill extension will match the existing infill extension built by the neighbouring property number 33. There will be no changes to the existing party wall with number 33. The extension is not to go beyond the existing rear building line. The rear building line is 750mm behind the rear building line of number 33 as the terrace is staggered. The infill extension is also in the region of 3m away from the boundary with number 31 so no possibility of overshadowing or loss of amenity to the neighbouring properties. The extension can only be seen from the upper windows of number 33 and is not visible from any other property in the terrace. The extension would be constructed in reclaimed brick and dark powder coated aluminium door and window similar to that used in other extensions on the street. The increase in glazing and better layout to create an outlook to the garden area will make the most of the available daylighting to maximise visual comfort and to reduce energy use. We feel the proposed rear infill extension is a modest but positive contribution to the conservation area.